

**PB# 74-24**

**Paradise Trailer Park Ext.  
(File Closed)**

Paradise Trailer Park  
Extension

74-24

Closed file - as per P.B. meeting  
of 8-14-91

*Planning Bd*  
*Received*  
*2/22/82*  
*Sh*

February 17, 1982

Mr. Stephen Deutsch, P. E.  
Pine Hill Road  
Highland Mills, NY 10930

Re:  
Paradise Mobile Home Park  
Water Distribution System  
Town of New Windsor

Dear Sir:

Your letter of December 30, 1981, has been referred to the writer for reply. This reply is also in response to a request from Mr. Lester A. Clark, dated February 11, 1982, copy enclosed.

Under the authority of Subpart 7-1 of the New York State Sanitary Code, this office may require submission of plans and specifications for any new construction or enlargement of a mobile home park. It is normal procedure for this office not to require the submission of a site plan for approval at a park which is served by municipal water supply and on-site sewage disposal. The approval of on-site sewage disposal is within the jurisdiction of the New York State Department of Environmental Conservation, in the instance of Paradise Mobile Home Park, and their approval satisfies this office's minimum requirements.

We appreciate that there has been some misunderstanding relative to this property since we have, as past representatives of the New York State Department of Environmental Conservation, approved plans for similar facilities.

We trust this is the information that you require.

Very truly yours,

Maurice W. Grady, P. E.  
Director, Bureau of  
Sanitary Engineering

cc: Lester A. Clark  
T. New Windsor Planning Board  
File

74-24

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, New York 12550

**APPLICATION FOR TRAILER COURT PERMIT**

May 20, 1974

- Trailer Park or**
1. **NAME Land Owner** Paradise Trailer Park
  2. **ADDRESS** 70 Route 9W, New Windsor, New York
  3. **TELEPHONE** 914/623-5000
  4. **If Applicant is a Partnership, The Names and Address of the Partners** Lester A. Clark  
400 East Route 59  
Nanuet, New York 10954
  5. **If Applicant is a Corporation the Name and Address of the Officers and Directors** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  6. **Location and Legal Description of Mobile Park**  
70 Route 9W, New Windsor, N.Y.  
(see attached map)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



74-24

b      c

**TOWN OF NEW WINDSOR  
555 Union Avenue  
565-8808**

**DATE** May 20, 1974

**APPLICATION is hereby made for the following:**

**Agenda** ✓ **Service** \_\_\_\_\_

✓ **1. Name** Lester A. Clark

**Address** 400 East Route 59, Nanuet, N.Y. 10954

**Telephone number** 914/623-5000

**Are you the owner of the property?** yes

✓ **2. Briefly describe intention (or attach) and location of property:**

Install five additional trailer pads as proposed on application of  
July, 1963 (see enclosed map)

**3. PLANNING BOARD**

X **Site Plan Preliminary Meeting**  
\_\_\_\_\_ **Subdivision Preliminary Meeting**  
\_\_\_\_\_ **Informational Meeting**

**AGENDA DATE** \_\_\_\_\_

**4. ZONING BOARD OF APPEALS**

\_\_\_\_\_ **Interpretation of Ordinance or Map**

\_\_\_\_\_ Variance (Notify P/B -plans if necessary)

\_\_\_\_\_ Informational meeting

AGENDA DATE \_\_\_\_\_

5. BUILDING PERMIT

\_\_\_\_\_ Planning Board action needed

\_\_\_\_\_ Z.B.A. action needed

\_\_\_\_\_ Site plan needed

\_\_\_\_\_ Subdivision approval needed

\_\_\_\_\_ Water, Sewer and Highway action needed

ACTION TAKEN:

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expenses for advertising of Public Hearing or meetings will be paid. Also any legal or engineering fees for review of this project.

Signed: \_\_\_\_\_

(APPLICANT)

BERNARD KESSLER, P.E.  
*Consulting Engineer*  
6 FLEETWOOD AVENUE  
Spring Valley, N.Y. 10977  

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(914) 356-0217

July 8, 1974

To: Town of New Windsor Planning Board  
Re: Paradise Trailer Court

The following additional items must be indicated on the proposed extension to the trailer court.

1. Location of existing septic fields.
2. Type and location of water supply.
3. Existing and proposed contours.
4. Recreation area.

In addition, an interpretation from the ZBA is needed to decide if five trailer lots falls under the building moratorium. Finally, the sewage disposal system is subject to approval of the County Health Department.

*Bernard Kessler*

ZONING BOARD OF APPEALS  
Town of New Windsor, New York 12550

RECEIVED  
AUG 1 1974

7 Franklin Avenue  
New Windsor, N. Y.  
July 21, 1974

Joseph LoScalzo, Chairman  
New Windsor Planning Board  
555 Union Avenue  
New Windsor, N. Y. 12550

RE: PUBLIC HEARINGS - August 5, 1974

Dear Mr. LoScalzo:

The following public hearings will take place  
on Monday evening, August 5, 1974:

8 p.m. - Application of Thomas DeToro -  
Property located at 45 Merline Avenue

8:15 p.m. - Application of Lester Clark -  
(Paradise Trailer Park) addition of  
5 Trailer units.

I have enclosed herewith applications and public  
hearing notices pertinent to the above.

Yours truly,

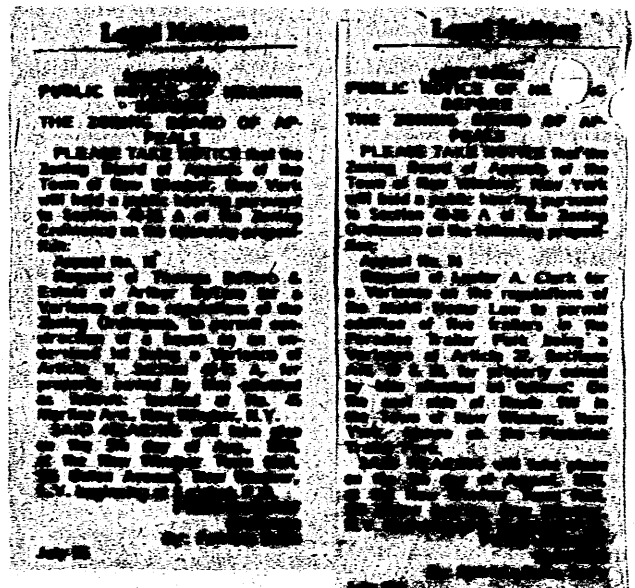
*Pat Delio*

PATRICIA DELIO, Secretary

/pd

Encs.

cc: Howard Collett, Bldg. Inspector



Adopted 12/20/65

APPLICATION FOR VARIANCE

Application No. 74-13

Date: \_\_\_\_\_

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK

I (We) Thomas Detow of 47 Merlin Ave.  
(Street & Number)  
New Windsor, N.Y. • New York HEREBY MAKE  
(State)

APPLICATION FOR A VARIANCE:

- A. Location of the Property 45 Merlin Ave. 12-55C  
(Street & Number) (Zone)
- B. Provision of the Zoning Ordinance Applicable: (Indicate the article, section, sub-section and paragraph of the Zoning Ordinance applicable, by number. Do not quote the ordinance.) ARTICLE VI 48-15 E.

C. NOTE: NECESSARY FINDINGS: Before any Variance is granted, the Zoning Board of Appeals must find all of the following conditions to be present:

1. Conditions and circumstances are unique to the applicant's land, structure or building and do not apply to the neighboring lands, structures or buildings in the same zone because: The land area is larger than the average house in the same area.
2. Strict application of the provisions of this ordinance would deprive the applicant of a reasonable use of the land, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighboring lands, structures or buildings in the same zone because: Use requested is equivalent to the use permitted to other owners in the area.
3. The unique conditions and circumstances are not the result of actions taken of the applicant subsequent to the adoption of the Ordinance because: The intent of original owner father of the applicant now deceased planned that some member of the family would build a home on this site.

4. Relief, if approved, will not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance because: It will not cause any detriment to the public good but will upgrade the area.

5. Relief, if approved, will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zone because: It will not constitute any special privilege inconsistent with limitations to properties in the area.

D. Describe in detail how the property is to be used and submit plans or sketches in duplicate.

It is to be used to build a private one family dwelling

E. Application to be accompanied by two checks, one payable to the Town of New Windsor in the amount decided by the Board and the second check payable to the Secretary for taking the public hearing minutes. Applications to be returned to: Secretary of ZBA.

F. NOTICE OF HEARING: Applicant agrees to send notice of any public hearing via registered or certified mail to all abutting land owners as required by Sec. 9.4.1. of the Ordinance.

G. If the property in question is located within a radius of 500 ft. of an adjoining municipality, the Board should be notified. Also, have your attorney check Sec. 239 I&M of the Gen. Municipal Law to see if it applies. If so, notify the Orange County Planning Board by sending them an application.

Dated: July 1974

Thomas Detero  
Signature of Applicant

STATE OF NEW YORK) SS.:  
COUNTY OF ORANGE)

Sworn to on this 7 day of July, 19 74

47 Marlboro Ave  
New Windsor N.Y.  
Address

GEO. J. MANUCHE  
(Notary Public)

GEO. J. MANUCHE  
Notary Public, State of New York  
Residing in New Windsor, Orange County, N.Y.  
Commission Expires March 30, 1975

Telephone Number  
561-3054

(DO NOT WRITE IN THIS SPACE)

Application No. \_\_\_\_\_  
Date of Hearing \_\_\_\_\_  
Date of Decision \_\_\_\_\_

Date Received \_\_\_\_\_  
Notice Published \_\_\_\_\_

DECISION:

Adopted 12/20/65

APPLICATION FOR VARIANCE

Application No. 74-14

Date: \_\_\_\_\_

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK

I (We) Lester A. Clark of 1 Deerfield Lane  
(Street & Number)

West Nyack New York HEREBY MAKE  
(State)

APPLICATION FOR A VARIANCE:

- A. Location of the Property 70 Route 9W General Industry  
(Street & Number) (Zone)
- B. Provision of the Zoning Ordinance Applicable: (Indicate the article, section, sub-section and paragraph of the Zoning Ordinance applicable, by number. Do not quote the ordinance.) Art. 27 Sects. A-18, A-19 and A-20(c) of the Mobile
- C. NOTE: NECESSARY FINDINGS: Before any Variance is granted, the Zoning Board <sup>Home Law.</sup> of Appeals must find all of the following conditions to be present:
1. Conditions and circumstances are unique to the applicant's land, structure or building and do not apply to the neighboring lands, structures or buildings in the same zone because: This is an existing Trailer Park, in which the location of the existing trailers have already been approved by the Planning Board. In making this application for five additional trailers, Applicant is bound by the approved and existing locations of the trailers already on the property.
  2. Strict application of the provisions of this ordinance would deprive the applicant of a reasonable use of the land, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighboring lands, structures or buildings in the same zone because: Being bound by the location of the existing trailers, Applicant cannot reasonably use the remaining land intended for expansion without obtaining these variances.
  3. The unique conditions and circumstances are not the result of actions taken of the applicant subsequent to the adoption of the Ordinance because: The approved location of the existing trailers, the topography of the site and the location of the stream on the property - all existing prior to the adoption of the Mobile Home Law - make it impossible for Applicant to build the new proposed interior street and add the additional trailers without the variances applied for.

4. Relief, if approved, will not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance because: The variances applied for all relate to the location of the interior road and new trailers within and in conformity with the existing trailer park.
5. Relief, if approved, will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zone because: This is an existing trailer/with land intended for the development applied for.
- D. Describe in detail how the property is to be used and submit plans or sketches in duplicate.
- Applicant proposes to eliminate the existing "dead end" street in the park replacing it with a "looping" road along which will be located five new trailers in addition to the 33 already existing and approved.
- See plans attached.
- E. Application to be accompanied by two checks, one payable to the Town of New Windsor in the amount decided by the Board and the second check payable to the Secretary for taking the public hearing minutes. Applications to be returned to: Secretary of ZBA.
- F. NOTICE OF HEARING: Applicant agrees to send notice of any public hearing via registered or certified mail to all abutting land owners as required by Sec. 9.4.1. of the Ordinance.
- G. If the property in question is located within a radius of 500 ft. of an adjoining municipality, the Board should be notified. Also, have your attorney check Sec. 239 I&M of the Gen. Municipal Law to see if it applies. If so, notify the Orange County Planning Board by sending them an application.

Dated: July 12, 1974

[Signature]  
Signature of Applicant

STATE OF NEW YORK) SS.:  
COUNTY OF ~~ORANGE~~ Rockland

Sworn to on this 12 day of July, 19 74.

1 Deerfield Lane, West Nyack, N.Y.

Address

MYRON I. MANDEL  
Notary Public, State of New York

NA-3-5000

Telephone Number

[Signature]  
(Notary Public)  
Residing in Rockland County  
Commission Expires March 30, 1976

(DO NOT WRITE IN THIS SPACE)

Application No. \_\_\_\_\_  
Date of Hearing \_\_\_\_\_  
Date of Decision \_\_\_\_\_

Date Received \_\_\_\_\_  
Notice Published \_\_\_\_\_

DECISION:



ZONING BOARD OF APPEALS  
Town of New Windsor, New York 12550

555 Union Avenue  
New Windsor, N. Y.  
August 20, 1974

Doig, Cornell & Mandel  
14 South Main Street  
New City, New York 10956

Attn: Mr. Cornell

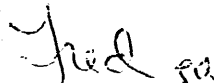
RE: APPLICATION FOR VARIANCE  
Paradise Trailer Park - Lester Clark

Dear Mr. Cornell:

Kindly be advised that the above application for a variance has been granted as follows:

Resolved that the application of Lester A. Clark for a variance with respect to Article 27, Sections A-18, A-19 and A-20C of the Mobile Home Laws be and the same hereby is granted with the specific recommendation to the Planning Board of the Town of New Windsor that the specific plans for constructing the contemplated additional units be submitted to the Fire Prevention Bureau of the Town of New Windsor, having jurisdiction of the trailer park in question for approval prior to issuance of any building permits.

Yours truly,



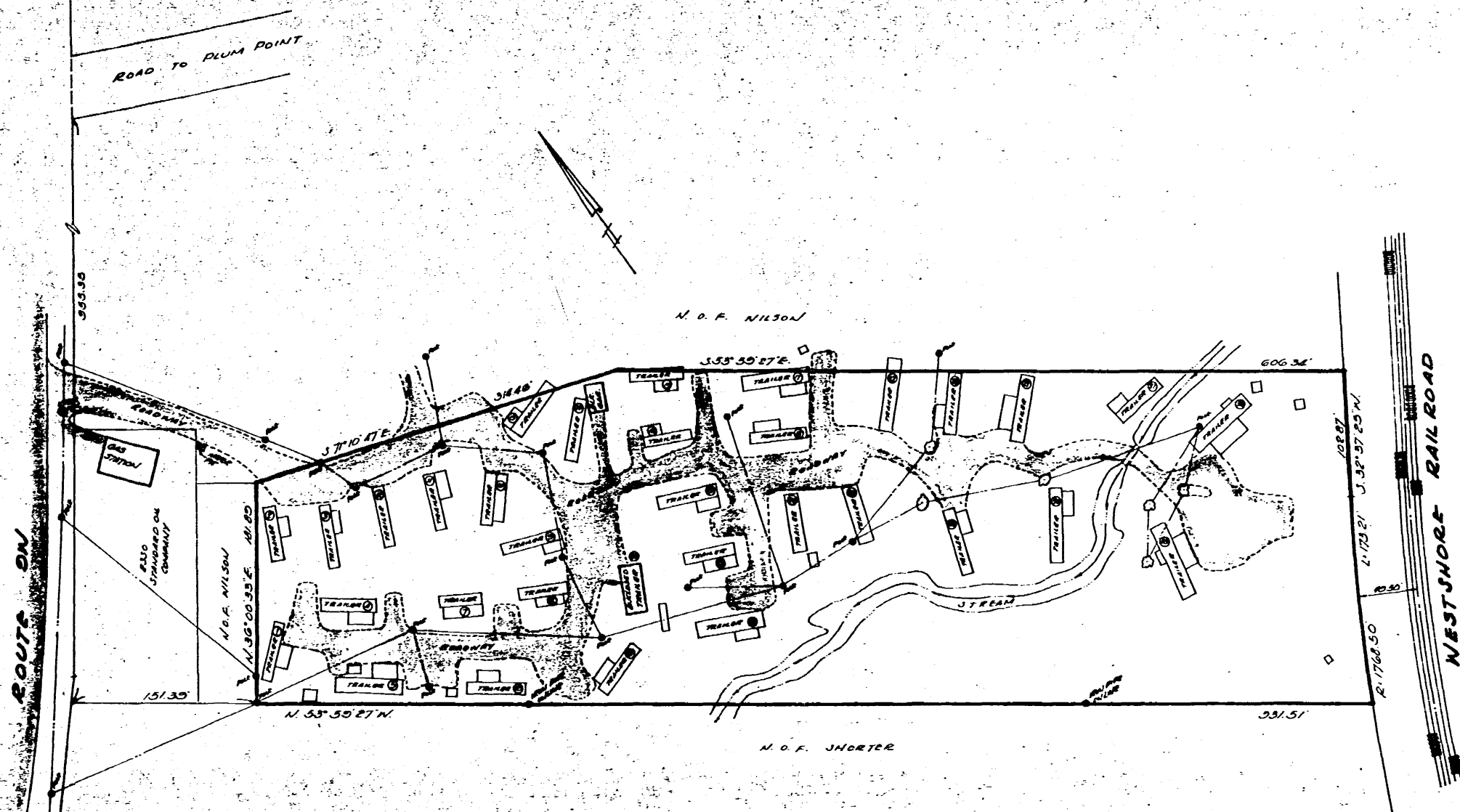
FRED WYGANT, Chairman  
By: Patricia Delio, Secretary

/pd

cc: Lester A. Clark  
1 Deerfield Lane  
West Nyack, N. Y.

Howard Collett, Bldg. Inspector  
Town of New Windsor

Joseph LoScalzo, Chairman of Planning Board ✓  
Town of New Windsor.

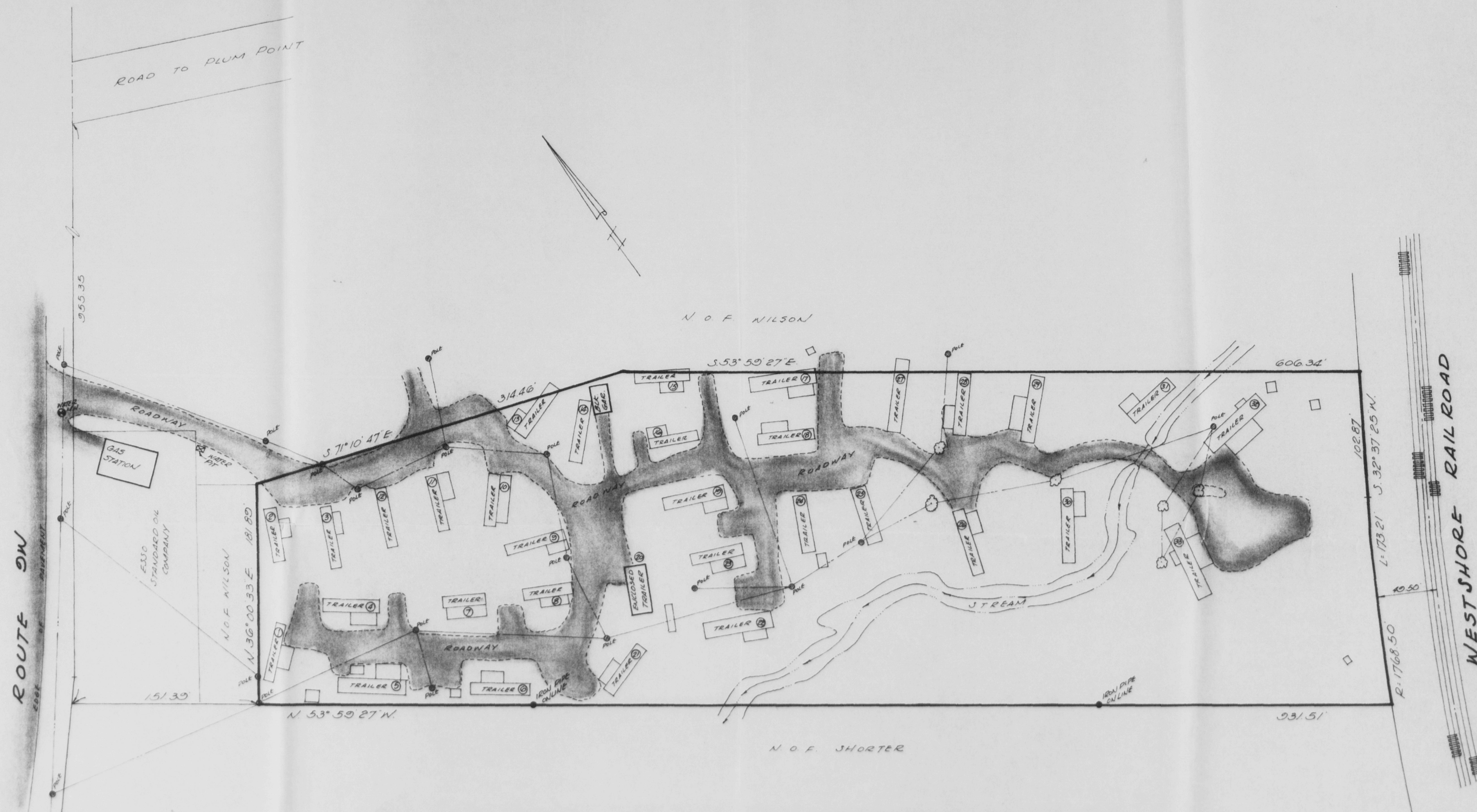


SURVEY OF PROPERTY FOR  
**TOREX REALTY INC.**  
 TOWN OF NEW WINDSOR, ORANGE COUNTY, N.Y.  
 APRIL 3, 1976 SCALE 1"=50'  
 BY AREA 75.1274 AREA = 5.402 ACS.

CERTIFIED CORRECT AND ACCURATE TO:  
 HOME TITLE DIVISION CHICAGO TITLE INS. CO.  
 CITY - BARRIE NEW WINDSOR N.Y.

ATZEL SCATASSA & BUSH  
 ENGINEERS / SURVEYORS / PLANNERS  
 BARDONIA, N.Y. 10814  
*Theodore F. Atzel*  
 THEODORE F. ATZEL, P.E., R.S., B.S.





SURVEY OF PROPERTY FOR  
**TOREX REALTY INC.**  
 TOWN OF NEW WINDSOR, ORANGE COUNTY, N.Y.  
 APRIL 5, 1974 SCALE 1"=50'  
 REV APRIL 15, 1974 AREA = 5.462 ACS.

CERTIFIED CORRECT AND ACCURATE TO:  
 HOME TITLE DIVISION CHICAGO TITLE INS. CO.  
 CITI-BANK MID HUDSON N.A.

ATZL, SCATASSA & BUSCH  
 ENGINEERS / SURVEYORS / PLANNERS  
 BARDONIA, N.Y. 9038EN, N.Y.  
*Theodore F. Atzl*  
 THEODORE F. ATZL, PLS. 40157



ROAD TO PLUM POINT

ROUTE 9W

935.35

GAS STATION  
EJSO STANDARD OIL COMPANY

N.O.F. WILSON

N 36° 00' 33" E 181.89'

N 53° 59' 27" W

N.O.F. WILSON

S 53° 59' 27" E

606.34'

S 32° 37' 25" N

R 1768.50

WEST SHORE RAIL ROAD

SURVEY OF PROPERTY FOR  
PARADISE MOBILE HOME PARK  
TOWN OF NEW WINDSOR, ORANGE COUNTY, N.Y.  
APRIL 5, 1974 SCALE 1"=50'  
REV. APRIL 15, 1974 AREA = 5.462 ACS.  
JULY 12, 1974 TO SHOW PROPOSED MOBILE HOMES  
NOV. 26, 1975 RE-NUMBER MOBILE HOME UNITS

CERTIFIED CORRECT AND ACCURATE TO:  
HOME TITLE DIVISION CHICAGO TITLE INS. CO.  
CITI-BANK MID HUDSON N.A.

FINAL APPROVAL

CHAIRMAN:  
TOWN OF NEW WINDSOR  
PLANNING BOARD

DATE

ATZL & SCATASSA ASSOCIATES P.C.  
SURVEYORS PLANNERS  
BARDONIA, N.Y. GOSHEN, N.Y.  
THEODORE F. ATZL, PLS 40157



S.  $53^{\circ} 59' 27''$  E

606.34

102.87

PAV ROAD

1021

WEST

— 850

PERCOLATION RATE

TEST HOLE #1	1" = 7 MIN
TEST HOLE #2	1" = 4 MIN
TEST HOLE #3	1" = 2 MIN

SEPTIC TANK &  
DISPOSAL FIELD

PROPOSED TRAILER &  
12' X 45 SLAB W/ ANCHORS &  
TIE DOWNS

PROPOSED TREES (50' INTERVAL)

TOTAL AREA = 1.74 ACS

FINAL APPROVAL

Preliminary APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON Oct 9/84  
BY Robert H. [Signature]

CHAIRMAN:  
TOWN OF NEW WINDSOR  
PLANNING BOARD

DATE \_\_\_\_\_

**ATZL, SCATASSA & BUSCH P. C.**

ENGINEERS — SURVEYORS — PLANNERS  
NANUET, NEW YORK GOSHEN, NEW YORK

DWG.  
S: 1

PROJECT  
909

	BY	DATE	REV.	DESCRIPTION	DATE	APP'D	TITLE:
DRAWN			1	TOPOGRAPHY ADDED & TEST HOLDS	9-3-74		PROPOSED TRAILER LAYOUT EXTENSION
CHECKED							
APP'D							
SCALE -- 1" = 20'							

PROJECT: PARADISE TRAILER COURT  
TOWN OF NEW WINDSOR ORANGE CTY, N.Y.  
MAY 16, 1974 SCALE: 1"=20'  
JUNE 24, 1974

**ATZL, SCATASSA & BUSCH P. C.**